



FARMERS BRANCH

ORDINANCE NUMBER 2274

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR COMMUNICATIONS ANTENNA AND AN EQUIPMENT BUILDING WITHIN THE PLANNED DEVELOPMENT NUMBER 39 (PD-39) ZONING DISTRICT AT 4747 LBJ FREEWAY; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a cellular communications antenna to be attached to the top of the southeast corner of the service area building, total height of the antenna not to exceed five feet four inches (5'4") above the roof of the building, and an equipment building approximately eighteen (18) square feet in area within the Planned Development Number 39 (PD-39) zoning district and located at 4747 LBJ Freeway.

SECTION 2. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a cellular communications antenna and an equipment building.

SECTION 3. That the cellular communications antenna and equipment building shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 4. That the owner shall remove the antenna and equipment cabinet, the concrete base holding the antenna, and all wires leading to the antenna and equipment cabinet at such time that the antenna and equipment cabinet becomes obsolete and the use is abandoned.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.


SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 5th day of August, 1996.

ADOPTED:



Mayor

APPROVED AS TO FORM:

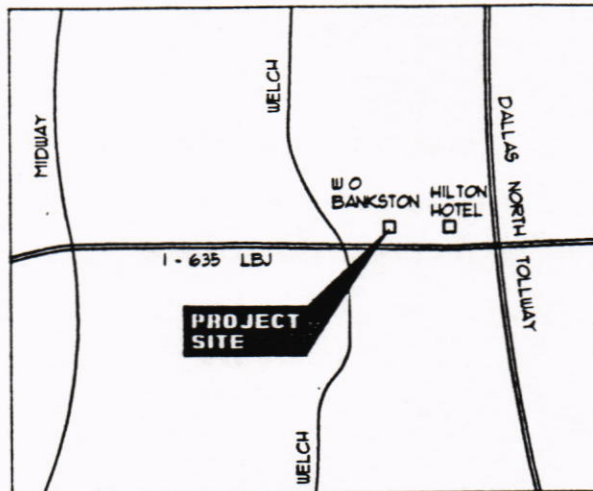


City Attorney

ATTEST:

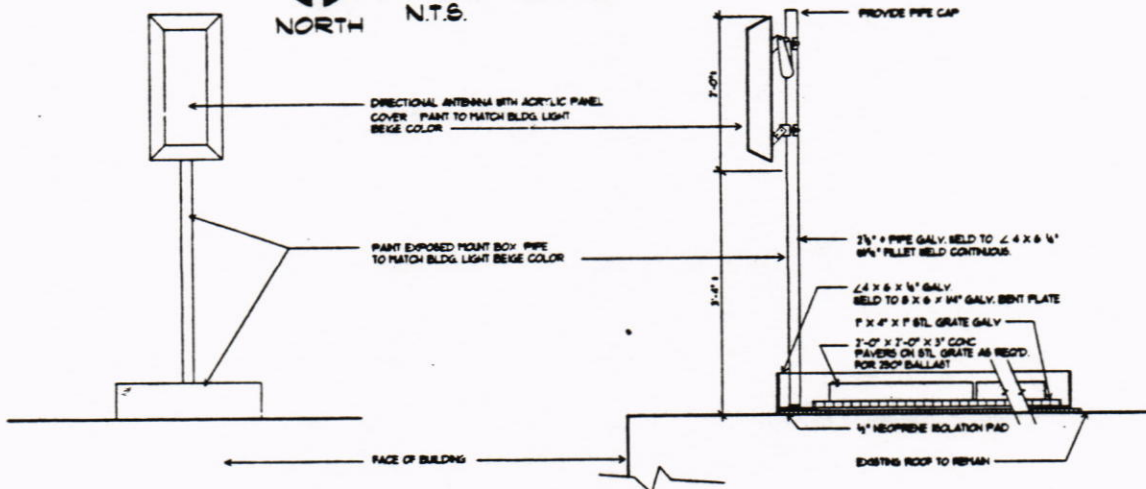


City Secretary



VICINITY MAP

N.T.S.



FRONT VIEW

SIDE VIEW

4 ANTENNA ELEVATION

N.T.S.

EXISTING CONCRETE
PAVING TO REMAIN

BLDG. FACE

EXHAUST FAN LOUVER

4' X 12' LEASE
AREA

OVERHEAD DOOR

EXISTING
SERVICE
BAYS

EXISTING
SERVICE
BAYS

ATTACH EQUIPMENT CABINET TO
CONC. PAVING W/EXPANSION
BOLT ANCHORS.

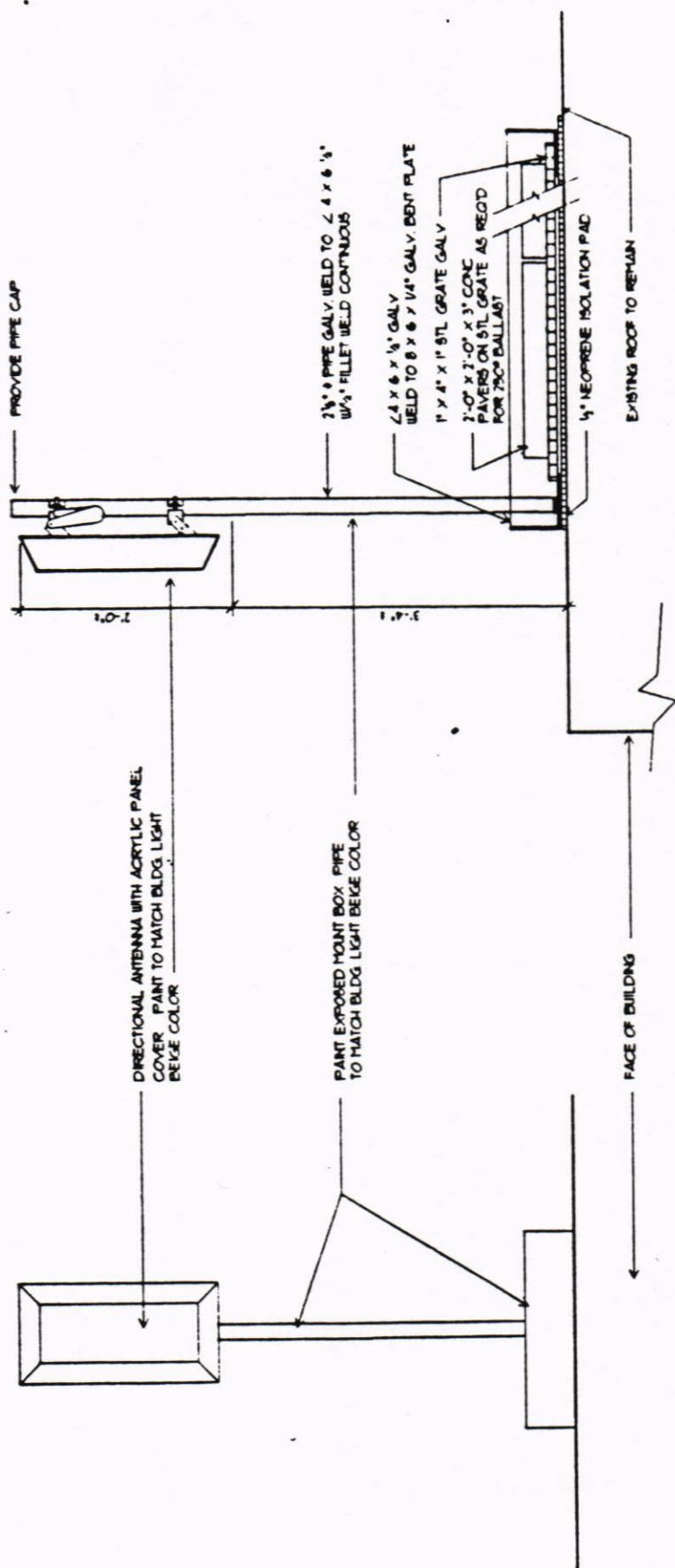
3'-6" H X 4'-0" L GUARDRAIL
NEXT TO CABINET. PAINT FINISH
COLOR: SAFETY YELLOW



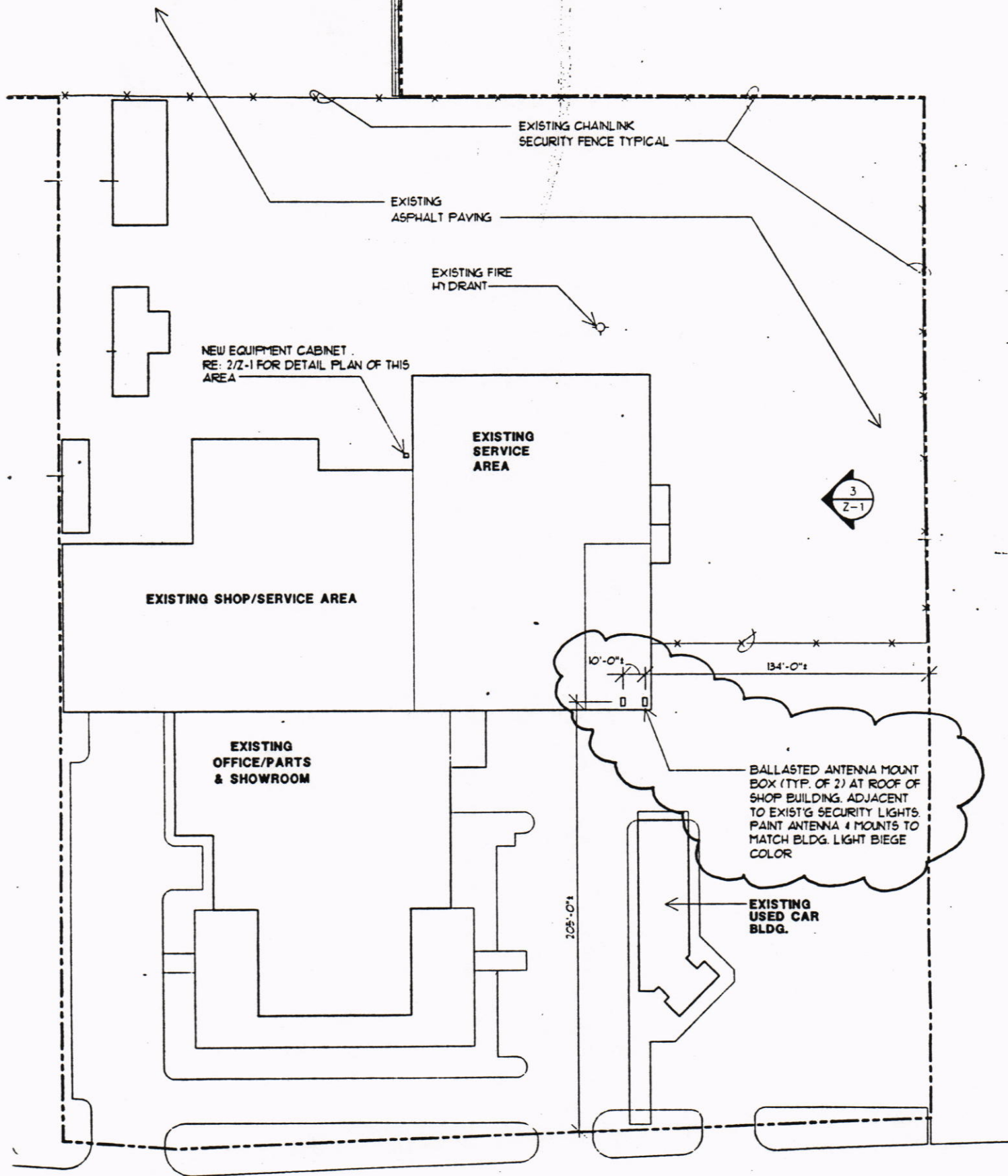
2

DETAIL SITE PLAN

1"=10'-0"



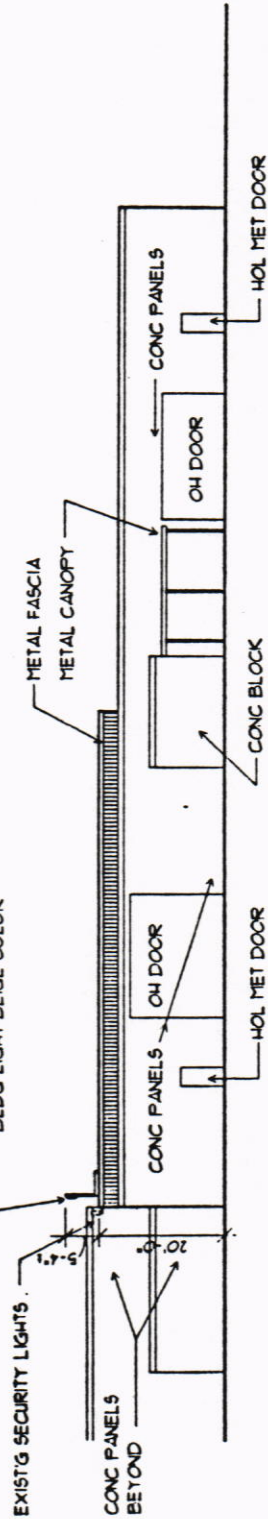
ANTENNA ELEVATION ENLARGED



SERVICE ROAD LBJ FWY (IH-635)

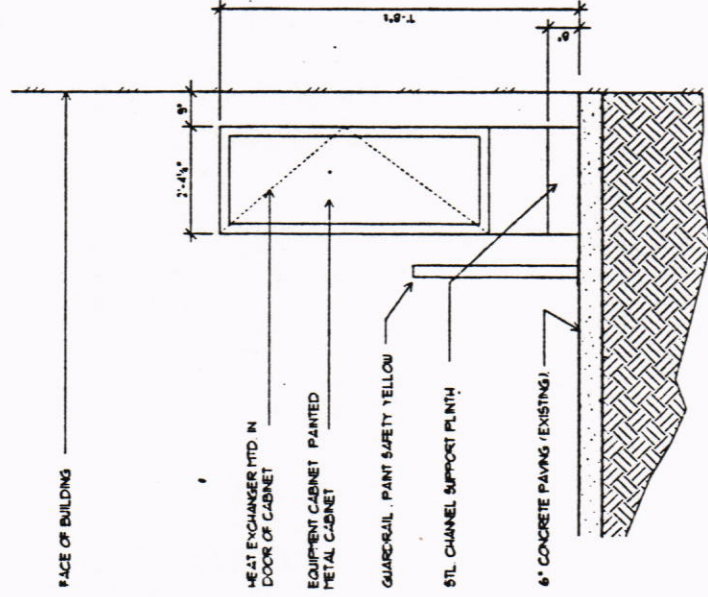


BALLASTED ANTENNA MOUNT BOX (TYP.
OF 2) AT ROOF OF SHOP BUILDING
ADJACENT TO EXIST'G SECURITY LIGHTS.
PAINT ANTENNA & MOUNTS TO MATCH
BLDG LIGHT BEIGE COLOR



3 EAST ELEVATION

1"=20'-0"



5 EQUIP. CABINET ELEVATION

PROJECT ADDRESS:

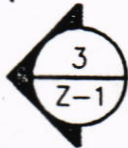
4747 LBJ FREEWAY
FARMERS BRANCH, TEXAS 75244

LESSOR/PROPERTY OWNER:

BANKSTON & BANKSTON REAL ESTATE
JOIT VENTURE
4755 McEWEN ROAD
DALLAS, TEXAS 75244
CONTACT: CHRIS PRICE
PHONE (214) 233-1431

LESSEE:

SOUTHWESTERN PETROLEUM SYSTEMS



SITE ANALYSIS INFORMATION

ZONING: PD-39 W/ORDINANCE NO. 2071
ADDRESS W.O. BANKSTON
LINCOLN MERCURY SAAB DEALERSHIP
4747 LBJ FREEWAY
FARMERS BRANCH, TEXAS

TOTAL SITE 6.6323 ACRES 288,902.39 SQ. FT.

BUILDING AREA

EXISTING

OFFICE	7,048 SQ. FT.	
OFFICE	814 SQ. FT.	
TOTAL OFFICE		7,862 SQ. FT.
SHOWROOM-INDOOR		3,700 SQ. FT.
DISPLAY-OUTDOOR		5,084 SQ. FT.
PART/STORAGE - 1ST FL.		5,738 SQ. FT.
MEZZ		5,700 SQ. FT.
SHOP/SERVICE AREA		36,162 SQ. FT.
CARWASH		980 SQ. FT.
METAL SHED (PART STORAGE)		1,500 SQ. FT.
PORTABLE SHED #1 (FILE STORAGE)		630 SQ. FT.
PORTABLE SHED #2 (GUARD SHED)		270 SQ. FT.
TOTAL BLDG. AREA		67,626 SQ. FT.

FLOOR AREA RATIO (F.A.R.) 23.4%

BUILDING COVERAGE 21.4%

<u>LANDSCAPE AREA</u>	REQ'D.	5%	= 14,445	SQ. FT.
	PROVIDE	2.6%	= 7,460	SQ. FT.

PARKING REQUIRED

OFFICE	1/333 SF.	= 24
SERVICE/PART STORAGE	1/1000 SF.	= 60
TOTAL		= 84

PARKING PROVIDED

REGULAR	= 235
HC	= 3
TOTAL	= 238



1 SITE PLAN